



**CITY PLAN COMMISSION MEETING  
1<sup>ST</sup> FLOOR CITY COUNCIL CHAMBERS  
JANUARY 8, 2015  
1:30 P.M.**

**MINUTES**

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:30 p.m. Commissioner Wright present and presiding and the following Commissioners answered roll call.

**COMMISSIONERS PRESENT:**

Commissioner Loweree  
Commissioner Brannon  
Commissioner Grambling  
Commissioner Erickson  
Commissioner Wright  
Commissioner Amoriello  
Commissioner Ardovino  
Commissioner Landeros

**COMMISSIONERS ABSENT:**

Commissioner Madrid

**AGENDA**

Commissioner Brannon read the rules into the record. Carlos Gallinar, Deputy Director for Planning & Inspections Department, read the revisions to the agenda into the record.

**\*ACTION:** Motion made by Commissioner Amoriello, seconded by Commissioner Brannon, and unanimously carried to **APPROVE** the agenda as amended.

**AYES:** Commissioner Loweree, Brannon, Grambling, Erickson, Wright, Amoriello, Ardovino, and Landeros

**ABSENT:** Commissioner Madrid

Motion passed.

**I. CALL TO THE PUBLIC – PUBLIC COMMENT**

Mr. Jose Landeros requested a report from staff that's predicated on a case that was presented to the commission a few weeks ago regarding Fraternal Lodge and the zoning associated with it and the use. During discussion at that time, an issue was brought up regarding the fraternal lodge's ability to rent out their facility as long as any revenues generated from said rentals went to charitable organizations. Mr. Landeros suggested that staff make an inventory of how many lodges there are, their locations, their zoning, and as much information on each lodge as possible. He thought it would be appropriate to bring this up during public comments to allow

staff to respond and see what timeline they can come up with to bring a report and add it as an agenda item for the commission.

Mr. Gallinar noted that staff will bring this item before the commission, at the CPC annual meeting scheduled for Thursday, January 22, 2015, or perhaps at the January 29, 2015, CPC regular meeting.

**NO ACTION WAS TAKEN.**

**II. CONSENT AGENDA**

**THERE WERE NO ITEMS UNDER THE CONSENT AGENDA.**

Commissioner Wright asked why some items were being postponed for two (2) weeks and others were postponed for three (3) weeks.

Mr. Gallinar noted that there was an amendment to the 2015 CPC meeting schedule, where the annual meeting was moved from January 15, 2015, to January 22, 2015. The one item which was postponed for two (2) weeks will be heard during the annual CPC meeting and the ones which were postponed for three (3) weeks will be heard during the regular CPC meeting.

**III. REGULAR AGENDA - DISCUSSION AND ACTION:**

**Subdivision Applications:**

**SUBDIVISION MAP APPROVAL:**

**NOTICE TO THE PUBLIC AND APPLICANTS:**

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

**Major Final:**

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|----|----------------------|--|
| 1. | <b>SUSU14-00113:</b> | Desert Pass Subdivision Unit 2 – A portion of Tract 3A, A. F. Miller Survey No. 210, and portion of Tract 16A, A.F. Miller Survey No. 213, City El Paso, El Paso County, Texas |
|    | Location:            | North of I-10 and West of Resler   |
|    | Property Owner:      | Camino Real Investments I, LTD.  |
|    | Representative:      | Conde, Inc.  |
|    | District:            | 8  |
|    | Staff Contact:       | Jeff Howell, (915) 212-1607, <a href="mailto:howelljb@elpasotexas.gov">howelljb@elpasotexas.gov</a>  |

Jeff Howell, Planner, gave a presentation and noted that the applicant proposes to subdivide 16.174 acres of vacant land into two lots. Restrictive covenants limit the total number of apartment units that will occupy Lot 2 to 240 units, while Lot 1 will remain an improved slope.

Access to the subdivision will be primarily from Resler Drive and Desert Pass Street, which was previously approved as Desert Pass Subdivision Unit 1. This subdivision was reviewed under the current Subdivision Code, in conjunction with Desert Pass Subdivision Phasing Plan. Staff recommends approval of Desert Pass Subdivision Unit 2 on a Major Final basis with the following condition: **The recording of Desert Pass Unit #2 will be subject to final approval of Desert Pass Unit #3.**

Conrad Conde with Conde Inc., concurred with staff's comments.

**ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE SUSU14-00113.**

Motion passed.

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**Major Combination:**

2.     **SUSU14-00108:**         Hinojos Subdivision – All of Tracts 5 and 6, Section 21, Block 6, Public School Land, El Paso County, Texas  
          Location:             North of Montana and East of Oshea  
          Property Owner:     Texas Concrete & Asphalt  
          Representative:     Bashar Abugelyon  
          District:             ETJ  
          Staff Contact:       Alfredo Austin, (915) 212-1604, [austinaj@elpasotexas.gov](mailto:austinaj@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Amoriello, seconded by Commissioner Brannon, and unanimously carried to **POSTPONE SUSU14-00108 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JANUARY 22, 2015.**

Motion passed.

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3.     **SUSU14-00111:**         Silvas Estates – All of Tracts 9A and 9B, Block 12, Ysleta Grant, City of El Paso, El Paso County, Texas  
          Location:             North of San Jose and East of Lomaland  
          Property Owners:     Javier & Blanca C. Silva  
          Representative:     CAD Consultants  
          District:             7  
          Staff Contact:       Alfredo Austin, (915) 212-1604, [austinaj@elpasotexas.gov](mailto:austinaj@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Amoriello, seconded by Commissioner Brannon, and unanimously carried to **POSTPONE SUSU14-00111 FOR THREE (3) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JANUARY 29, 2015.**

Motion passed.

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4.     **SUSU14-00119:**         Sky View Estates Unit 1 – A portion of Section 18, Block 79, Township 3, Texas and Pacific Railway Company Surveys, El Paso County, Texas  
          Location:             East of Joe Battle and South of Pellicano  
          Property Owner:     DVEP Land  
          Representative:     Del Rio Engineering  
          District:             ETJ  
          Staff Contact:       Alfredo Austin, (915) 212-1604, [austinaj@elpasotexas.gov](mailto:austinaj@elpasotexas.gov)

Alfredo Austin, Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant proposes to subdivide approximately 26,2527 acres of land for 121 single-family residential lots and 1 park. Access to the subdivision will be from Mission Ridge Drive. This subdivision is being reviewed under the current subdivision code. Staff recommends approval of Sky View Estates Unit 1 on a Major Combination basis.

Sal Masoud with Del Rio Engineering concurred with staff's comments.

**ACTION:** Motion made by Commissioner Landeros, seconded by Commissioner Ardovino, and unanimously carried to **APPROVE SUSU14-00119.**

Motion passed.

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5.      **SUSU14-00122:**      Montana Hotel – Tracts 9C2 and 9D2, Block 2, Ascarate Grant, City of El Paso, El Paso County, Texas  
Location:                      South of Montana and East of Mescalero  
Property Owners:              Francis & Marie Khoury  
Representative:              Sitework Engineering  
District:                        3  
Staff Contact:                Alfredo Austin, (915) 212-1604, [austinaj@elpasotexas.gov](mailto:austinaj@elpasotexas.gov)

Alfredo Austin, Planner, gave a presentation and noted that the applicant proposes to subdivide approximately 1.56 acres of land for a commercial lot. Access to the subdivision will be from Mescalero Drive and Montana Avenue. The applicant has submitted a waiver for roadway improvements along Montana Avenue which is designated as a major arterial in the Major Thoroughfare Plan. This subdivision is being reviewed under the current subdivision code. Staff recommends approval of the waiver and approval of Montana Hotel Subdivision on a Major Combination basis.

Jorge Garcia with Sitework Engineering concurred with staff's comments.

**ACTION:** Motion made by Commissioner Ardovino, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE SUSU14-00122.**

Motion passed.

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6.      **SUSU14-00123:**      Bella Vista Place – Tract 28, O.A. Danielson Survey #310, City of El Paso, El Paso County, Texas  
Location:                      North of Physicians and West of Zaragoza  
Property Owner:              Edmar Investments LLC  
Representative:              Rey Engineering Inc.  
District:                        7  
Staff Contact:                Jeff Howell, (915) 212-1607, [howelljb@elpasotexas.gov](mailto:howelljb@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Amoriello, seconded by Commissioner Brannon, and unanimously carried to **POSTPONE SUSU14-00123 FOR THREE (3) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JANUARY 29, 2015.**

Motion passed.

**PUBLIC HEARING Annexation:**

7. Discussion and action on an ordinance annexing the following real property described as being a portion of Tract 1D, Section 39, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, El Paso County, Texas  
Property Owner: City of El Paso and River Oaks Properties, LTD. SUAX13-00001  
Staff Contact: Nelson Ortiz, (915) 212-1606, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)

Nelson Ortiz, Senior Planner, gave a presentation and noted that the applicant is requesting annexation of land within the City of El Paso's Extra Territorial Jurisdiction (ETJ) and approval of a service plan in conjunction with the Annexation Agreement. Under the terms of the approved agreement, the subject property is proposed to be zoned R-F (Ranch and Farm) at the time of annexation. The annexation is being requested to accommodate roadway improvements for the future extension of Pebble Hills Boulevard. Staff has no objection to the annexation request. The service plan shall be approved with the ordinance approving the annexation in accordance with the Texas Local Government Code. Staff recommends approval of the request.

Mr. Ortiz noted that the City of El Paso is the applicant for this request.

Commissioner Wright asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner Ardivino, seconded by Commissioner Erickson, and unanimously carried to **APPROVE AN ORDINANCE ANNEXING THE FOLLOWING REAL PROPERTY DESCRIBED AS BEING A PORTION OF TRACT 1D, SECTION 39, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO COUNTY, TEXAS.**

Motion passed.

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**PUBLIC HEARING Resubdivision Combination:**

8. **SUSU14-00120:** Mesa Hills Unit 2 Replat B – A Replat of all of Lot 13, Block 4, Mesa Hills Unit 2, Replat A, City of El Paso, El Paso County, Texas  
Location: North of Mesa Hills and East of Kingsfield  
Property Owner: Nora A. Crowley  
Representative: Dorado Engineering  
District: 1  
Staff Contact: Joaquin Rodriguez, (915) 212-1608, [rodriguezjx3@elpasotexas.gov](mailto:rodriguezjx3@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Amoriello, seconded by Commissioner Brannon, and unanimously carried to **POSTPONE SUSU14-00120 FOR THREE (3) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JANUARY 29, 2015.**

Motion passed.

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9. **SUSU14-00121:** CVS Subdivision – Lots 1 through 20 and the 16 foot alley Block 209, Alexander Addition, City of El Paso, El Paso County, Texas  
Location: South of Mesa and East of Robinson  
Property Owner: E.P. Marcus Investments L.P., E.P. Del Mesa Partners, L.P.  
Representative: Linfield, Hunter, and Junius, Inc.  
District: 1  
Staff Contact: Jeff Howell, (915) 212-1607, [howelljb@elpasotexas.gov](mailto:howelljb@elpasotexas.gov)

Jeff Howell, Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant proposes to re-subdivide 1.969 acres, combining four lots into three lots and dedicate utility easements. One of these lots will be for a mixed use development, while the other two are for easements and pedestrian amenities. Access to the subdivision is proposed from both Robinson and Boston Avenue. Boston Avenue has previously been vacated with special conditions placed on the lot. The Robinson Avenue alley bisecting this lot is also in the final stages of the vacation process. The applicant has submitted a request to waive ROW improvements on all abutting streets. The subdivision was reviewed under the current subdivision code. Staff recommends approval of CVS Subdivision on a Resubdivision Combination basis.

Mario Perez with Linfield, Hunter, and Junius concurred with staff's comments.

Kimberly Forsyth, Lead Planner, mentioned that per the previous request, when the vacation was presented, staff committed to talking to the Gas Company which is the entity that requested that the easement be removed. Staff has been in touch with the Gas Company and they are still requesting that the easement be removed. They are in touch with the applicant but currently they do not have a design for relocation of the utilities nor the fee for relocation. Until that happens, they have requested that the easement remain. She noted that the vacation has not yet gone to City Council.

Commissioner Wright asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Erickson, and unanimously carried to **APPROVE SUSU14-00121.**

Motion passed.

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**PUBLIC HEARING Rezoning Applications:**

10. <b>PZRZ14-00052:</b>	North ½ of Lot 6 and all of Lots 7, 8, 9 and 10, Block 45, Alexander Addition, City of El Paso, El Paso County, Texas
Location:	West of Stanton Street and South of Crosby Avenue
Zoning:	A-O (Apartment-Office)
Request:	From A-O (Apartment-Office) to R-MU (Residential Mixed-Use)
Existing Use:	Vacant
Proposed Use:	Mixed-Use Residential
Property Owner:	Lara Properties LP
Representative:	Eugenio Mesta
District:	8
Staff Contact:	Michael McElroy, (915) 212-1612, <a href="mailto:mcelroyms@elpasotexas.gov">mcelroyms@elpasotexas.gov</a>

Michael McElroy, Planner, gave a presentation and noted that the applicant is requesting to rezone the subject property from A-O (Apartment-Office) to R-MU (Residential Mixed-Use). Vehicular access is proposed from the rear alley. Twenty seven parking spaces are required. The development proposes to provide fifteen parking spaces behind the proposed buildings, resulting in a 44 percent parking reduction. The project proposes 1,647 square feet of landscaped open space, for a total of 12 percent of the site area. As the property is less than the required one acre for an R-MU district, the applicant will request City Council to waive the minimum district area as part of the rezoning request. Staff has not received any communication in support nor in opposition to this rezoning request. Staff recommends approval of rezoning the subject property from A-O (Apartment-Office) to R-MU (Residential Mixed-Use), and approval of the Master Zoning Plan. The approval recommendation is based on the compatibility with

existing commercial and apartment zoning in the area and the G-2 Transitional Neighborhood (Walkable) growth sector in the Central Planning Area.

Eugenio Mesta concurred with staff's comments.

Commissioner Wright asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner Ardivino, seconded by Commissioner Erickson, and unanimously carried to **APPROVE PZRZ14-00052.**

Motion passed.

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11.     **PZRZ14-00053:**         A Portion of Tract 6C, Section 16, and a portion of Tracts 1D and 1E, Section 17, Block 80, Township 1, Texas and Pacific Railroad Co. Surveys, City of El Paso, El Paso County, Texas

          Location:             West of Mesquite Hill Drive, South of Patriot Freeway

          Zoning:              A-2 (Apartment), C-1 (Commercial)

          Request:             From A-2 (Apartment) and C-1 (Commercial) to R-5 (Residential)

          Existing Use:        Vacant

          Proposed Use:       Single-family residential

          Property Owner:     Newman Ranch Partners, L.P.

          Representative:     Conde, Inc.

          District:            4

          Staff Contact:       Harrison Plourde, (915) 212-1584, [plourdeht@elpasotexas.gov](mailto:plourdeht@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Amoriello, seconded by Commissioner Brannon, and unanimously carried to **POSTPONE PZRZ14-00053 FOR THREE (3) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JANUARY 29, 2015.**

Motion passed.

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**PUBLIC HEARING Detailed Site Development Plan Applications:**

12.     **PZDS14-00033:**         Lot 1, 2 and 4, Miles Subdivision Unit 1, City of El Paso, El Paso County, Texas

          Location:             9520 Socorro Road and 320 – 340 Americas Avenue

          Zoning:              C-4/h/c (Commercial/historic/condition)         &         C-4/c (Commercial/condition)

          Request:             Detailed Site Development Plan Review

          Existing Use:        Vacant

          Proposed Use:       Convenience Store with Gas Pumps

          Property Owners:     Southwest Convenience Stores LCC & Miles El Paso Investments LTD

          Representative:     Frank Flores-Villarruel, ADC Inc.

          District:            6

          Staff Contact:       Michael McElroy, (915) 212-1612, [mcelroyms@elpasotexas.gov](mailto:mcelroyms@elpasotexas.gov)

Michael McElroy, Planner, gave a case history for this request and noted that a detailed site development plan does not require public notification as per Section 20.04.520, Notice of the El Paso City Code. The property is 2.274 acres and is currently vacant. Property is currently zoned C-4/h/c (Commercial/historic/condition) & C-4/c (Commercial/condition). On November 24, 2014, the architectural appropriateness of the proposed development was approved by the Historic Landmark Commission. On July 7, 1992, City Council approved Ordinance No. 11068, rezoning





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| 14. | <b>PZST14-00034:</b> | Parcel 1: Lot 3, Block 1, Hughes Subdivision Replat "A", City of El Paso, El Paso County, Texas<br>Parcel 2: Lot 2, Block 1, Hughes Subdivision Replat "A", City of El Paso, El Paso County, Texas |
|     | Location:            | Parcel 1: 8493 Roseway Drive<br>Parcel 2: 8495 Roseway Drive   |
|     | Zoning:              | R-5 (Residential)  |
|     | Request:             | Infill / Lot Width Reduction / Lot Area Reduction / Side Yard Setback Reduction / 50% Parking Reduction  |
|     | Existing Use:        | Vacant   |
|     | Proposed Use:        | Duplex   |
|     | Property Owner:      | Gabriel Alderete   |
|     | Representative:      | Juan Alderete  |
|     | District:            | 6  |
|     | Staff Contact:       | Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov   |

Michael McElroy, Planner, gave a presentation and noted that the request is for a special permit and detailed site plan approval to allow for infill development for a reduction in lot area, lot width, side yard setback, and a 50 percent parking reduction, to permit the construction of two duplexes. The properties are currently vacant. The applicant is requesting a reduction for Parcel 1 for lot width from the required 50 feet to 45 feet and a 50 percent parking reduction. The applicant is requesting a reduction for Parcel 2 for lot width from the required 50 feet to 45 feet, lot area from 6,000 square feet to 5,191 square feet, a reduction in side yard setback from 5 feet to 3 feet, and a 50 percent parking reduction. The applicant is proposing a 1,720 square feet duplex for Parcel 1 and a 1,725 square feet duplex for Parcel 2. Both parcels require four parking spaces and the applicant is providing two. Access to both properties is proposed from Roseway Drive. Staff did not receive any communication in support nor in opposition to the special permit request. Staff recommends approval of this request as the proposed development is consistent with the surrounding residential neighborhood and is compliant with the G-3 Post-War land use designation in the Plan el Paso Mission Valley Planning Area. Further, the property meets the requirements of Section 20.04.320, Special Permit Approvals, Section 20.10.280, Infill Development, and 20.04.150 Detailed Site Development Plan.

Gabriel Alderete concurred with staff's comments.

Commissioner Wright asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE PZST14-00034.**

**Motion passed.**

**Other Business:**

15. Discussion and action on the City Plan Commission minutes for:  
December 18, 2014

**WITHOUT OBJECTION THE MINUTES FOR THE CITY PLAN COMMISSION MEETING OF DECEMBER 18, 2014, WERE UNANIMOUSLY APPROVED.**

**Motion passed.**

16. An Ordinance amending Title 19 (Subdivision and Development Plats), Section 19.08.020 (Timing of Public Improvements, Permit Issuance), the penalty being as provided in Chapter 19.42 of the City of El Paso City Code.  
Staff Contact: Kimberly Forsyth, (915) 212-1563, [forsythkl@elpasotexas.gov](mailto:forsythkl@elpasotexas.gov)

Kimberly Forsyth, Lead Planner, gave a presentation and noted that the Subdivision Code requires that subdivision improvements be complete and accepted by the City prior to recording of a plat, and building permits (other than grading permits) cannot be issued until the plat is recorded. The code currently allows for certain exceptions. This amendment was requested by the development community to allow that subdivision improvements be installed concurrently when a single building is being constructed on a commercial or industrial lot. The exceptions that are currently allowed by the code, allow for building permits to be issued for up to 50% of buildings on a commercial lot or up to 50% of single family lots on a single family residential subdivision while the improvements are being installed but it does not allow for any building permits to be issued on a commercial or industrial lot with only one building.

These amendments are in the spirit of the current exceptions and follow the same restrictions that are currently required. Staff has reviewed it, particularly the staff who reviews the subdivision improvement plans and the building permits, and we recommend approval with the same conditions as are currently required. Ms. Forsyth noted the following conditions:

- No construction is allowed beyond the foundation stage without fully charged fire hydrants and a drivable surface acceptable to the Fire Marshall.
- No certificates of occupancy shall be issued until improvements are complete or security is provided.

**ACTION:** Motion made by Commissioner Landeros, second by Commissioner Amoriello, and unanimously carried to **APPROVE AN ORDINANCE AMENDING TITLE 19 (SUBDIVISION AND DEVELOPMENT PLATS), SECTION 19.08.020 (TIMING OF PUBLIC IMPROVEMENTS, PERMIT ISSUANCE).**

Motion passed.

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17. Planning Report:  
Discuss changing the Business Meeting date from January 15, 2015, to January 22, 2015.

Carlos Gallinar, Deputy Director for Planning & Inspections, elaborated on some of the items which will be discussed during the annual meeting. He asked the commission to get in touch with him if they want any specific items added to the agenda.

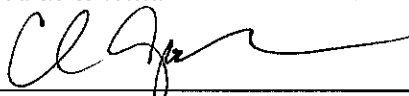
**NO ACTION WAS TAKEN.**

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**ADJOURNMENT:**

Motion made by Commissioner Landeros, seconded by Commissioner Ardovino, and unanimously carried to adjourn this meeting at 2:40 p.m.

Approved as to form:



Carlos Gallinar, Executive Secretary, City Plan Commission